

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



# W14

## **SOUTH COAST AREA (LONG BEACH) DEPUTY DIRECTOR'S REPORT**

*For the  
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 10, 2008

TO: Commissioners and Interested Parties  
FROM: John Ainsworth, South Coast Deputy Director (Los Angeles County)  
Sherilyn Sarb, South Coast Deputy Director (Orange County)

SUBJECT: *Deputy Director's Report*

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office that will be reported to the Commission on either **September 10, 2008** Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff Memorandum concerning the items to be heard on today's agenda for the South Coast District.

**REGULAR WAIVERS**

1. 5-08-138-W Susan Beers (Newport Beach, Orange County)
2. 5-08-148-W Hollie Keeton (Newport Beach, Orange County)
3. 5-08-184-W Carol Francis (Newport Beach, Orange County)
4. 5-08-194-W Mr. & Mrs. J Rehling (Seal Beach, Orange County)
5. 5-08-212-W City Of Avalon Harbor Department, Attn: Amanda Cook (Avalon, Los Angeles County)
6. 5-08-223-W Mr. & Mrs. Kelly Givens (Newport Beach, Orange County)

**DE MINIMIS WAIVERS**

1. 5-08-155-W Verizon California, Inc, Attn: Alberto Aleman (Seal Beach, Orange County)
2. 5-08-164-W Shiloh L L C, Attn: Michael Schulman (Newport Beach, Orange County)
3. 5-08-185-W Tarek & Sonya Algosabi (Venice, Los Angeles County)
4. 5-08-195-W Southern California Investment Group, Attn: Brad Hines (Venice, Los Angeles County)
5. 5-08-207-W Long Beach, Attn: Heather Martin (Long Beach, Los Angeles County)
6. 5-08-208-W City Of Long Beach Department Of Parks, Rec. & Marine, Attn: Heather Martin (Long Beach, Los Angeles County)
7. 5-08-211-W Roger & Lori Pechuls (Newport Beach, Orange County)
8. 5-08-213-W City Of Long Beach, Department Of Parks, Rec. & Marine, Attn: Heather Martin (Long Beach, Los Angeles County)
9. 5-08-214-W City Of Long Beach, Department Of Parks, Rec. & Marine, Attn: Heather Martin (Long Beach, Los Angeles County)
10. 5-08-225-W James Toner (San Clemente, Orange County)

**IMMATERIAL AMENDMENTS**

1. 5-04-356-A1 UC Irvine/Dept. Of Ecology & Evolutionary Biology, Attn: Dr. Peter Bowler (Irvine, Orange County)
2. 5-96-274-A2 Shoreline Village Enterprises (Long Beach, Los Angeles County)
3. A-5-RPV-93-005-A23 Trump National Golf Club, Attn: David Conforti (Rancho Palos Verdes, Los Angeles County)

**TOTAL OF 19 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-08-138-W</b> Susan Beers	Addition of 773 square feet to an existing, 1,757 square foot, 24 foot high, two story, single family residence. The addition is proposed at the second floor only and includes a new 146 square foot deck above the existing first floor on the harbor side of the site. An existing 345 square foot, two car garage will remain.	507 36th Street, Newport Beach (Orange County)
<b>5-08-148-W</b> Hollie Keeton	Remodel of an existing 2,530 sq. ft., two-story single family residence with attached 276 sq. ft. one-car garage with the addition of 1,093 sq. ft. livable space, and 77 sq. ft. to the existing garage resulting in a 3,623 sq. ft., two-story residence and 353 sq. ft. two-car garage. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.	300 The Rialto Street, Newport Beach (Orange County)
<b>5-08-184-W</b> Carol Francis	Remodel of an existing one-story 1,514 sq. ft., single family residence with the addition of 302 sq. ft. to the first floor and a new 855 sq. ft. second story; and the demolition of an existing 362 sq. ft. detached 2-car garage and construction of a new 436 sq. ft. attached 2-car garge resulting in a 2,671 sq. ft., two-story residence and attached garage. The maximum height of the residential sructure will be 29 feet above grade. No grade or landscaping is proposed.	2596 Crestview Drive, Newport Beach (Orange County)
<b>5-08-194-W</b> Mr. & Mrs. J Rehling	Remodel and addition to an existing 3,551 square foot two-story, single-family residence with an attached 525 square foot-car garage. The project more specifically consists of :1) an addition of 336 square feet to the existing 2nd floor; 2) remodel the front (street-facing ) east side portin of the 2nd floor exterior (no square feet added ) : and 2 ) replace the existing garage roof. Post project, the residence will be a two-story, single-family residence consisting of 3,887square feet with an attached 525 square foot two-car garage. The maximum height of the residence will not exceed 25in above existing grade. No grading is propsoed.	1625 Crestview Avenue, Seal Beach (Orange County)
<b>5-08-212-W</b> City Of Avalon Harbor Department, Attn: Amanda Cook	Add 304 Square feet to the existing two-story Harbor Master's office building on the deck of the Avalon Pleasure Pier.	400 Crescent Avenue (Avalon Pleasure Pier.), Avalon (Los Angeles County)

<p><b>5-08-223-W</b> Mr. &amp; Mrs. Kelly Givens</p>	<p>Remodel of an existing 4,144 sq. ft., one-story single family residence with attached 649 sq. ft. two-car garage with the demolition of the existing garage and its re-construction into a home office and one-car garage, construction of a new attached two-car garage and construction of two new curb cuts resulting in a 4,368 sq. ft. residence and 981 sq. ft. total garage space. No grading or landscaping is proposed.</p>	<p>1336 Galaxy Dr., Newport Beach (Orange County)</p>
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**REPORT OF DE MINIMIS WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p><b>5-08-155-W</b> Verizon California, Inc, Attn: Alberto Aleman</p>	<p>The project consists of installation of equipment for new fiber optic communication consisting of: 1) 17 Fiber Distribution Hubs; 2) 69-liner feet of new conduit; and 3) a combination of conduit and subduct in new and existing conduit. The dimensions of the Hubs would be approximately 48"H x 33"W x 22"D. The new cables (conduits) and terminals for the new network will be attached to existing utility poles in the street right-of-way.</p>	<p>Bolsa Avenue across from Sea Breeze Drive; Balboa Drive side of 120 Marlin; Southside of Electric Ave., west of Main Street; Seal Beach Blvd., south of Forrestal, etc..., Seal Beach (Orange County)</p>
<p><b>5-08-164-W</b> Shiloh L L C, Attn: Michael Schulman</p>	<p>Combine two (2) existing lots to create one (1) new 1,056 acre lot. No other work is proposed</p>	<p>4607 &amp; 4615 Brighton Road, Newport Beach (Orange County)</p>
<p><b>5-08-185-W</b> Tarek &amp; Sonya Algosaiabi</p>	<p>Demolition of two detached single-family residences on a 4,865 square foot lot, and construction of a two-story, 25-foot high (with thirty-foot high solar panels), 2,668 square foot single-family residence and detached carport.</p>	<p>602 Superba Ave., Venice (Los Angeles County)</p>
<p><b>5-08-195-W</b> Southern California Investment Group, Attn: Brad Hines</p>	<p>Demolition of a one-story duplex and detached garage on a 2,550 square foot lot, and construction of a two-story, 29.5-foot high (with 31.5-foot high roof access structure), 2,169 square foot single-family residence with an attached two-car garage.</p>	<p>1219 Cabrillo Ave, Venice (Los Angeles County)</p>
<p><b>5-08-207-W</b> Long Beach, Attn: Heather Martin</p>	<p>Replace existing public restroom with new one-story, twelve-stall public restroom in the same location.</p>	<p>90 Aquarium Way, Long Beach (Los Angeles County)</p>
<p><b>5-08-208-W</b> City Of Long Beach Department Of Parks, Rec. &amp; Marine, Attn: Heather Martin</p>	<p>Replace existing public restroom with new one-story, six-stall public restroom in the same location.</p>	<p>5374 Ocean Boulevard, Long Beach (Los Angeles County)</p>

<p><b>5-08-211-W</b> Roger &amp; Lori Pechuls</p>	<p>Demolition of existing one-story duplex and garage for the construction of a three-story, 2,494 sq. ft. single-family home, 409 sq. ft. 2-car garage, 465 sq. ft. roof deck, landscape and hardscape improvements. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 160 cubic yards of cut and 165 cubic yards of fill for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system or discharging into the bay. Landscape is proposed utilizing drought tolerant non-invasive plants such as California bay tree, bougainvillea, butterfly vine, honeysuckle, rosemary, lavender and heavenly bamboo.</p>	<p>1204 South Bay Front, Balboa Island, Newport Beach (Orange County)</p>
<p><b>5-08-213-W</b> City Of Long Beach, Department Of Parks, Rec. &amp; Marine, Attn: Heather Martin</p>	<p>Replace existing public restroom with new one-story, two-stall public restroom in the same location.</p>	<p>180 Marina Drive, Long Beach (Los Angeles County)</p>
<p><b>5-08-214-W</b> City Of Long Beach, Department Of Parks, Rec. &amp; Marine, Attn: Heather Martin</p>	<p>Replace existing public restroom with new one-story, six-stall public restroom in the same location.</p>	<p>71 72nd Place, Long Beach (Los Angeles County)</p>
<p><b>5-08-225-W</b> James Toner</p>	<p>Landscape improvements to an existing mobile home including concrete patio 6ft. high masonry block walls at the northerly and southerly property lines, 32in. high retaining walls, entry gate, block planters, concrete patios, walkway, spa and plantings consisting of drought-tolerant, non-invasive plant species.</p>	<p>1880 N. El Camino Rd. Unit # 11, San Clemente (Orange County)</p>

**REPORT OF IMMATERIAL AMENDMENTS**

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<p><b>5-04-356-A1</b> UC Irvine/Dept. Of Ecology &amp; Evolutionary Biology, Attn: Dr. Peter Bowler</p>	<p>Adding to the approved restoration plan the creation of an additional 1.2 acres of riparian scrub habitat area including: 1) the removal of existing, mostly non-native, invasive, sparse vegetation; 2) the excavation of approximately 1,800 cubic yards of material in order to modify an existing bench to establish a sufficient elevation to allow the proposed riparian plantings access to water; and 3) planting the bench area with native riparian scrub species. Excess cut material is proposed to be used on-site to improve existing levee roads. Proposed vegetation will include mulefat, sandbar willow, Goodding's willow, blue elderberry, and mugwort. The proposed riparian planting is in addition to riparian areas created under the original phase two restoration plan. The additional riparian vegetation will be incorporated into the approved project's monitoring plan.</p>	<p>San Joaquin Freshwater Marsh Reserve, North of University Drive, West of Campus Drive, Irvine (Orange County)</p>

<p><b>5-96-274-A2</b> Shoreline Village Enterprises</p>	<p>Convert a 2,980 square foot retail store (Unit 429-E&amp;G) into an eighty-seat dinner theater (The All Americana Melodrama Theater and Music Hall). Performances (and food service) will occur only in the evening, no earlier than 4:00p.m.</p>	<p>401-435 Shoreline Village Dr., Long Beach (Los Angeles County)</p>
<p><b>A-5-RPV-93-005-A23</b> Trump National Golf Club, Attn: David Conforti</p>	<p>The amendment proposes the construction of a 15'-6" high clock tower to be located on the patio deck of the existing Club House building. No exterior lighting is proposed as a part of the project. The height of the clock tower is within the allowable sixteen foot height limit for accessory structures described in the City's LCP. The clock tower where sited will not have any significant impacts on public viewsheds in the area, and will not affect public access through the property.</p>	<p>One Ocean Trails Drive: Vacant 261.4 Acres Seaward Of Palos Verdes Dr. South And Palos Verdes Dr. East, Between The City Of Los Angeles Boundary And The Portuguese Bend Club At Halfway Point, Habitat Restoration Includes</p>

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Marcoz Anaya  
348 Mooney Drive  
Monterey Park, CA 91755

August 26, 2008

**SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-08-138

**APPLICANT:** Susan Beers

**LOCATION:** 507 36<sup>th</sup> Street, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Addition of 773 square feet to an existing, 1,757 square foot, 24 foot high, two story, single family residence. The addition is proposed at the second floor only and includes a new 146 square foot deck above the existing first floor on the harbor side of the site. An existing 345 square foot, two car garage will remain.

**RATIONALE:** The subject site fronts on the Rivo Alto channel in Newport Harbor. The lot is 3,000 square feet and is land use designated High Density Residential in the City's certified Land Use Plan. The proposed project will provide two parking spaces consistent with the Commission's parking standard. Public coastal access exists at the street ends near the subject site and along the sandy public beach along the Balboa Peninsula (approximately ½ mile southwest). The project proposes to direct roof drainage to planter areas and site drainage to two percolating basins. Also, the proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan. Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified Land Use Plan, past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 10-12, 2008** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by:   
Karl Schwing  
Orange County Area Supervisor

cc: Commissioners/File

5-0-138 Beers NB wdrq rw 9.08 mv

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August 26, 2008

David Cochran  
1869 Temescal Ave  
Norco, CA 92860

**SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-08-148

**APPLICANT:** Hollie Keeton

**LOCATION:** 300 The Rialto Street, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel of an existing 2,530 sq. ft., two-story single family residence with attached 276 sq. ft. one-car garage with the addition of 1,093 sq. ft. livable space, and 77 sq. ft. to the existing garage resulting in a 3,623 sq. ft., two-story residence and 353 sq. ft. two-car garage. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.

**RATIONALE:** The subject site is a 3,214 square foot bulkhead lot adjacent to the Rialto Channel and is designated as High Density Residential (RH-A) in the Newport Beach Land Use Plan (LUP). The proposed project would remodel interior portions of the existing single family residence, adding square footage to an existing second story and expanding the existing garage bringing the project into conformance with the Commission's typical parking requirement of two spaces per residential unit. No work is proposed to the bulkhead or existing dock and gangway. The project is designed to be compatible with the character of the surrounding development. Drainage from the site will be directed to raised landscaped planter beds or to porous gravel side yards. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 10-12, 2008** meeting. If three (3) Commissioners object to this waiver of ~~permit~~ requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by: \_\_\_\_\_  
KARL SCHWING  
Supervisor Regulation and Planning

cc: Commissioners/File



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August 26, 2008

Steven R. Sloan, Architect  
462 Flower St.  
Costa Mesa, CA 92627

**SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-08-184**APPLICANT:** Ms. Carol Francis**LOCATION:** 2596 Crestview Drive, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel of an existing one-story 1,514 sq. ft., single family residence with the addition of 302 sq. ft. to the first floor and a new 855 sq. ft. second story; and the demolition of an existing 362 sq. ft. detached 2-car garage and construction of a new 436 sq. ft. attached 2-car garage resulting in a 2,671 sq. ft., two-story residence and attached garage. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.

**RATIONALE:** The subject site is a 4,543 square foot interior lot within the first public road and the sea and is designated as High Density Residential (RH-A) in the Newport Beach Land Use Plan (LUP). The proposed project would remodel interior portions of the existing single family residence, adding square footage to the ground floor, add a new second story, demolish the existing detached garage and build a larger attached garage. The project conforms to the Commission's typical parking requirement of two spaces per residential unit. The project is designed to be compatible with the character of the surrounding development. Drainage from the site will be directed to raised landscaped planter beds or to porous gravel side yards. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 10-12, 2008 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by: \_\_\_\_\_  
KARL SCHWING  
Supervisor Regulation and Planning

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 OceanGate, Suite 1000  
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August 20, 2008

Leonard Bekemeyer  
2970 Harbor Boulevard, #203  
Costa Mesa, CA 92626

**SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-08-194

**APPLICANT:** Mr. & Mrs. J. Rehling

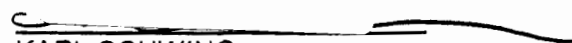
**LOCATION:** 1625 Crestview Avenue, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel and addition to an existing 3,551 square foot two-story, single-family residence with an attached 525 square foot two-car garage. The project more specifically consists of: 1) an addition of 336 square feet to the existing 2<sup>nd</sup> floor; 2) remodel the front (street-facing) east side portion of the 2<sup>nd</sup> floor exterior (no square feet added); and 2) replace the existing garage roof. Post project, the residence will be a two-story, single-family residence consisting of 3,887 square feet with an attached 525 square foot two-car garage. The maximum height of the residence will not exceed 25' above existing grade. No grading is proposed.

**RATIONALE:** The subject site is located on a lot adjacent to the City's Gum Grove Park located between the first public road and the sea. The lot size is approximately 7,625 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. No construction activity or staging of construction activity will take place north of the project site where Gum Grove Park is located. Such activity would interfere with public access, biological resources and other coastal resources. The proposed development conforms to City setback requirements and provides adequate parking based upon the Commission's standard of two (2) parking spaces per unit. Public access is available at Gum Grove Park. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 10-12, 2008 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

  
KARL SCHWING  
Orange County Area Supervisor

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(562) 590-5071



August 26, 2008

Thomas Burger  
31565 Catalina Avenue  
Laguna Beach, CA 92651

**SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-08-223**APPLICANT:** Kelly Givens**LOCATION:** 1336 Galaxy Drive, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel of an existing 4,144 sq. ft., one-story single family residence with attached 649 sq. ft. two-car garage with the demolition of the existing garage and its re-construction into a home office and one-car garage, construction of a new attached two-car garage and construction of two new curb cuts resulting in a 4,368 sq. ft. residence and 981 sq. ft. total garage space. No grading or landscaping is proposed.

**RATIONALE:** The subject site is an 11,567sq. ft. lot designated as Low Density Residential - Very Low (RVL), in the Newport Beach Land Use Plan (LUP). The lot is on a coastal bluff top overlooking Upper Newport Bay, the proposed development is within 50 ft. of the coastal bluff. The proposed project is an addition on the landward (street side) of an existing single-family residence; no development is proposed on the rear (bluff) side of the lot. No grading, landscaping or encroachment toward the bluff edge is proposed. The project exceeds the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Drainage from the site will be directed to the street and subsequently to the main storm drain system. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 10-12, 2008** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by: \_\_\_\_\_  
KARL SCHWING  
Supervisor Regulation and Planning

cc: Commissioners/File

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August 22, 2008

City of Avalon  
Amanda Cook, Planning Director  
P.O. Box 707  
Avalon, CA 90704

**SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (b) of the Coastal Act.**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER:** 5-08-212

**APPLICANT:** City of Avalon Harbor Department

**LOCATION:** Avalon Pleasure Pier, 400 Crescent Avenue, City of Avalon, Los Angeles County

**PROPOSED DEVELOPMENT:** Add 304 square feet to the existing two-story Harbor Master's office building on the deck of the Avalon Pleasure Pier.

**RATIONALE:** The project site is on a public pier situated on State Tidelands that are administered by the City of Avalon. The proposed project has been reviewed and approved by the City of Avalon Planning Commission and Harbor Department. The proposed building addition is situated entirely on the deck of the existing pier, so the project will not affect the pier pilings or the sea bottom under the pier. The proposed project will support public recreational activities, and will not adversely affect public access to the pier or displace any recreational activities. The City is not proposing any change in the existing building's uses (Harbor Master's Office and take-out food service), and no new uses are being proposed. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, the certified City of Avalon Local Coastal Program (LCP), and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **September 10, 2008 meeting in Eureka.** If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required

PETER DOUGLAS  
Executive Director

cc: Commissioners/File

\_\_\_\_\_  
CHARLES R. POSNER  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 200 Oceangate, Suite 1000  
 Long Beach, CA 90802-4302  
 (562) 590-5071



August 21, 2008

Verizon California, Inc.  
 Attn: Tom Solano  
 7352 Slater Avenue  
 Huntington Beach, CA 92647

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
 Developments-Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-08-155                      **APPLICANT:** Verizon California, Inc.

**LOCATION:** 1) Bolsa Avenue across from Sea Breeze Drive; 2) Balboa Drive side of 1201 Marlin; 3) Southside of Electric Avenue west of Main Street; 4) Seal Beach Boulevard south of Forrestal; 5) Bayside Drive side of 1660 Catalina Avenue; 6) Seal Beach Boulevard at Landing Avenue; 7) Electric Avenue north of Main Street; 8) 715 Electric Avenue; 9) Marie Drive at Spinnaker Way; 10) 207 Central; 11) 604 Central; 12) Northside of Electric Avenue west of 7<sup>th</sup> Street; 13) 160 12<sup>th</sup> Street; 14) Electric Avenue south of Seal Way; and 15) 7<sup>th</sup> Street north of Ocean Avenue; Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** The project consists of installation of equipment for new fiber optic communication consisting of: 1) 17 Fiber Distribution Hubs; 2) 69-liner feet of new conduit; and 3) a combination of conduit and sub-duct in new and existing conduit. The dimensions of the Hubs would be approximately 48"H x 33"W x 22"D. The new cables (conduits) and terminals for the new network will be attached to existing utility poles in the street right-of-way.

**RATIONALE:** The 17 subject sites are inland sites and not located between the first public road and the sea. The proposed project is not exempt since it includes installation of new structures. Some of these hubs will be constructed in private easements and others in the public-right-of-way (i.e. sidewalks). While a majority of these new hubs will be constructed in the public right-of-way (i.e. sidewalks), they will be situated to avoid obstructing pedestrian movement and they will not adversely impact public access to the beach, which exists south of the project sites at the public beach. Public views will also not be impacted due to the location and size of the hubs and that the new cable lines will be installed on existing utility poles. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 10-12, 2008 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
 Executive Director

  
 KAF  
 Orange County Area Supervisor

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



August 21, 2008

Lotus Consulting Engineers, Inc.  
23112 Alcalde Drive, Suite D  
Laguna Hills, CA 92653

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-08-164**APPLICANT:** Shiloh, LLC**LOCATION:** 4607 & 4615 Brighton Road, Newport Beach (Orange County)**PROPOSED DEVELOPMENT:** Combine two (2) existing lots to create one (1) new 1.056 acre lot. No other work is proposed.

**RATIONALE:** The subject site is designated as low density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed project only involves combining two (2) residential lots and to create one (1) residential lot. There is no proposed change in use. The proposed project is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 10-12, 2008 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required

PETER DOUGLAS  
Executive Director

  
KARL SCHWING  
Orange County Area Supervisor

cc: Commissioners/File



**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



August 22, 2008

James Robert Spence  
2324 Michigan Avenue  
Santa Monica, CA 90404

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER:** 5-08-185**APPLICANTS:** Tarek & Sonya Algozaibi**LOCATION:** 602 Superba Avenue (a.k.a. 601 E. Venice Blvd. & 1678 S. Electric Avenue), Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of two detached single-family residences on a 4,865 square foot lot, and construction of a two-story, 25-foot high (with thirty-foot high solar panels), 2,668 square foot single-family residence and detached carport.**RATIONALE:** The proposed project, which is located one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-2626, 6/27/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined that there are currently no affordable housing units on the site (7/3/08). The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Milwood area of Venice, and the single-family residence conforms to the Commission's density limit for the site. Adequate on-site parking is provided (three spaces). Vehicular access is provided only from Electric Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,221 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **September 10, 2008 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

  
\_\_\_\_\_  
CHARLES R. POSNER  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 OceanGate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



August 22, 2008

Peter Fergin, PA Design  
800 Indiana Avenue  
Venice, CA 90291

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER:** 5-08-195                      **APPLICANT:** Southern California Investment Group II, LLC

**LOCATION:** 1219 Cabrillo Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story duplex and detached garage on a 2,550 square foot lot, and construction of a two-story, 29.5-foot high (with 31.5-foot high roof access structure), 2,169 square foot single-family residence with an attached two-car garage.

**RATIONALE:** The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-2696, 7/1/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined that there are no affordable housing units on the site (5/19/08). The proposed project conforms with the Commission's 30-to-35-foot height limit for structures in North Venice, and the single-family residence conforms to the Commission's density limit for the site. Adequate on-site parking is provided (three spaces). Vehicular access is provided only from Alhambra Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (811 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **September 10, 2008 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

cc: Commissioners/File

  
CHARLES R. POSNER  
Coastal Program Analyst



**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



August 22, 2008

Heather Martin, Administrative Analyst  
City of Long Beach Dept. of Parks, Recreation & Marine  
2760 Studebaker Road  
Long Beach, CA 90815-1697

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER:** 5-08-207**APPLICANT:** City of Long Beach**LOCATION:** 90 Aquarium Way (Rainbow Harbor Esplanade), City of Long Beach.**PROPOSED DEVELOPMENT:** Replace existing public restroom with new one-story, twelve-stall public restroom in the same location.

**RATIONALE:** The public restroom being replaced is in a park on State Tidelands administered by the City of Long Beach. The new public restroom building will be placed on the footprint of the old public restroom, on the Upper Esplanade of Rainbow Harbor. The proposed project has been approved by the City of Long Beach Department of Parks, Recreation and Marine and the City Planning Department. The proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **September 10, 2008 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required. //

PETER DOUGLAS  
Executive Director

CHARLES R. POSNER  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



August 22, 2008

Heather Martin, Administrative Analyst  
City of Long Beach Dept. of Parks, Recreation & Marine  
2760 Studebaker Road  
Long Beach, CA 90815-1697

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER:** 5-08-208**APPLICANT:** City of Long Beach**LOCATION:** On the beach at 5374 E. Ocean Boulevard (Claremont Avenue Launch Ramp), City of Long Beach, Los Angeles County.**PROPOSED DEVELOPMENT:** Replace existing public restroom with new one-story, six-stall public restroom in the same location.

**RATIONALE:** The public restroom being replaced is located on State Tidelands (public beach) administered by the City of Long Beach. The new public restroom building will be placed on the concrete pad (same footprint) that is currently occupied by the old public restroom that will be removed. The proposed project does not include any expansion of the existing concrete pad or other paving of sandy beach. The proposed project has been approved by the City of Long Beach Department of Parks, Recreation and Marine and the City Planning Department. The proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **September 10, 2008 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

CHARLES R. POSNER  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



August 26, 2008

Ian J.N. Harrison, Architect  
3535 East Coast Highway #301  
Corona Del Mar, CA 92625

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
Developments-Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER#:** 5-08-211                      **APPLICANT:** Roger and Lori Pechuls

**LOCATION:** 1204 South Bay Front, Balboa Island, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of existing one-story duplex and garage for the construction of a three-story, 2,494 sq. ft. single-family home, 409 sq. ft. 2-car garage, 465 sq. ft. roof deck, landscape and hardscape improvements. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 160 cubic yards of cut and 165 cubic yards of fill for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system or discharging into the bay. Landscape is proposed utilizing drought tolerant non-invasive plants such as California bay tree, bougainvillea, butterfly vine, honeysuckle, rosemary, lavender and heavenly bamboo.

**RATIONALE:** The subject site is a bay front 2,250 square foot bulkhead lot on Balboa Island designated high density residential in the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the bay is available via a boardwalk in front of the site and encompassing the entire island. The proposed project will not encroach onto this existing public accessway. Adequate measures to address water quality have been incorporated during construction and into the project design. Water runoff from roof and roof deck will be directed to landscaped areas; surface flows will be directed to area drains leading to an underground drainage system directed to bottomless catch basins at the front (bay side) and back (alley side) of the property. Bottomless catch basins provide greater infiltration onsite and filtration of runoff prior to discharge into the bay. A trench drain surrounds a stone pavers front patio. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 10-12, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by: \_\_\_\_\_  
KARL SCHWING  
Supervisor Regulation and Planning

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 OceanGate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



August 22, 2008

Heather Martin, Administrative Analyst  
City of Long Beach Dept. of Parks, Recreation & Marine  
2760 Studebaker Road  
Long Beach, CA 90815-1697

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER:** 5-08-213**APPLICANT:** City of Long Beach**LOCATION:** 180 Marina Drive (Seaport Village/Alamitos Bay Landing), City of Long Beach.**PROPOSED DEVELOPMENT:** Replace existing public restroom with new one-story, two-stall public restroom in the same location.

**RATIONALE:** The public restroom being replaced is located on State Tidelands on the west bank of the San Gabriel River Estuary. The new public restroom building will be placed on the concrete pad (same footprint) that is currently occupied by the old public restroom that will be removed. The proposed project does not include any expansion of the existing concrete pad. The proposed project has been approved by the City of Long Beach Department of Parks, Recreation and Marine and the City Planning Department. The proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **September 10, 2008 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

CHARLES R. POSNER  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



August 22, 2008

Heather Martin, Administrative Analyst  
City of Long Beach Dept. of Parks, Recreation & Marine  
2760 Studebaker Road  
Long Beach, CA 90815-1697

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER:** 5-08-214

**APPLICANT:** City of Long Beach

**LOCATION:** 71 72<sup>nd</sup> Place (Alamitos Bay Peninsula), City of Long Beach, Los Angeles Co.

**PROPOSED DEVELOPMENT:** Replace existing public restroom with new one-story, six-stall public restroom in the same location.

**RATIONALE:** The public restroom being replaced is located on State Tidelands (public beach) administered by the City of Long Beach. The new public restroom building will be placed on the concrete pad (same footprint) that is currently occupied by the old public restroom that will be removed. The proposed project does not include any expansion of the existing concrete pad or other paving of sandy beach. The proposed project has been approved by the City of Long Beach Department of Parks, Recreation and Marine and the City Planning Department. The proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **September 10, 2008 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

CHARLES R. POSNER  
Coastal Program Analyst





**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



5-04-356 A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Peter Douglas, Executive Director

**DATE:** August 29, 2008

**SUBJECT:** Permit No. 5-04-356 granted to University of California, Irvine for:

Second phase of the San Joaquin Marsh restoration plan. Approved activities include: 1) removal of 4,000 lineal feet (3.97 acres) of existing levees, 2) excavation of 13.08 acres of marsh vegetation to restore lost open water/mudflat habitat, 3) installation of a new pipeline along the east-west main levee to provide the flexibility to be able to pump water through the marsh system and between selected marsh units with a portable pump, 4) installation or repair/replacement of culvert connections between marsh units, 5) installation of 2.8 acres of riparian vegetation along existing levees and other newly created features to mitigate for 0.93 acre of riparian habitat lost during levee removal and construction of marsh connections, and 6) improvement and repair of existing levee roads to facilitate better access to marsh units throughout the marsh.

**PROJECT SITE:** San Joaquin Freshwater Marsh Reserve, North of University Drive/West of Campus Drive, Irvine, Orange County

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Adding to the approved restoration plan the creation of an additional 1.2 acres of riparian scrub habitat area including: 1) the removal of existing, mostly non-native, invasive, sparse vegetation; 2) the excavation of approximately 1,800 cubic yards of material in order to modify an existing bench to establish a sufficient elevation to allow the proposed riparian plantings access to water; and 3) planting the bench area with native riparian scrub species. Excess cut material is proposed to be used on-site to improve existing levee roads. Proposed vegetation will include mulefat, sandbar willow, Goodding's willow, blue elderberry, and mugwort. The proposed riparian planting is in addition to riparian areas created under the original phase two restoration plan. The additional riparian vegetation will be incorporated into the approved project's monitoring plan.

## FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

By removing non-native invasive plants and replacing them with native riparian plantings, the proposed project will establish additional ESHA (environmentally sensitive habitat area) within the San Joaquin Freshwater Marsh restoration area. The proposed development is consistent with Section 30240 of the Coastal Act in that it will not create any significant disruption of habitat values and will result in an increase in the habitat value of the area. The proposed project will be incorporated into the original project's monitoring plan which establishes success criteria for the restoration effort.

If you have any questions about the proposal or wish to register an objection, please contact Meg Vaughn at the Commission Area office in Long Beach (562) 590-5071.



**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

**5-96-274-A2****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Peter Douglas, Executive Director

**DATE:** August 29, 2008

**SUBJECT:** Coastal Development Permit No. 5-96-274-A (Amending P-80-7497) granted to Shoreline Village Enterprises on April 8, 1997 for:

**Increase the permitted commercial area in Shoreline Village shopping center from 51,000 square feet to 69,376 square feet of enclosed commercial area and 12,992 square feet of outdoor dining area (total commercial area: 82,368 square feet). More specifically described in the permit file in the Commission's South Coast District Office.**

**AT:** 401-435 Shoreline Village Drive, City of Long Beach.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

**DESCRIPTION OF AMENDMENT REQUEST (5-96-274-A2):**

Convert a 2,980 square foot retail store (Unit 429-E&G) into an eighty-seat dinner theater (The All American Melodrama Theater and Music Hall). Performances (and food service) will occur only in the evening, no earlier than 4:00 p.m.

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

Shoreline Village is a shopping center with a maritime theme located on the waterfront in the Downtown Shoreline area of the City of Long Beach. The shopping center, which is built in the 1970s on filled tidelands, shares the downtown Long Beach waterfront area with the Downtown Long Beach Marina, Rainbow Harbor, Aquarium of the Pacific, and Shoreline Park. The nearest public beach is located one-half mile east of Shoreline Village.

Parking is the primary issue raised by the proposed change in use from retail to an eighty-seat dinner theater. The Shoreline Village parking lot is often filled to capacity

(see amended Coastal Development Permit 5-94-010). The adjacent Marina Green public parking lot, which serves recreational users of the beach and marina, receives the overflow parking from the shopping center. When the demand for parking peaks in this popular shoreline area (e.g., mid-day Saturdays and Sundays), the competition for parking spaces can adversely affect the public's ability to access the shoreline.

In this case, however, the proposed change in use will not adversely affect coastal access because the proposed eighty-seat dinner theater will not generate any significant parking during peak beach and marina-use times. The dinner theater will not open for business until after 4:00 p.m., when the parking lots become less congested. In addition, the actual difference in the parking demand between the former use (retail) and the proposed use (dinner theater) is not expected to be significant.

Therefore, the change proposed by the amendment is minor and will not adversely affect access to the parking facilities and recreational opportunities in the Downtown Shoreline area. The proposed amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and the certified Long Beach LCP. Therefore, staff is recommending that the Commission grant the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact **Charles Posner** at the Commission Area office in Long Beach (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

**A-5-RPV-93-005-A23****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Peter Douglas, Executive Director

**DATE:** August 29, 2008

**SUBJECT:** Coastal Development Permit No. A-5-RPV-93-005 granted to Ocean Trails on April 15, 1993 for:

Resubdivision of 261.4-acre site into two tracts (VTTM Tract Nos. 50667 & 50666), and creation of 75 graded lots for single-family residences, construction of four lower cost apartments, installation of utilities and site improvements; 18-hole golf course with clubhouse and public open space, parks and trails. Revised by applicant to include: A) Coastal Access and Public Amenities Plan dated Feb. 5, 1993 providing additional beach access trails, B) Habitat Enhancement Plan dated February 18, 1993 providing (1) restriction of 20 acres in Shoreline Park adjacent to the project to the west to habitat preserve and restoration of ten of those acres; (2) purchase of easement over a 100 acre City-owned parcel adjacent to the project on the north and located outside the coastal zone and restoration of 20 of those acres to coastal sage scrub; (3) supervision of public access trails in the habitat areas.

**AT:** One Ocean Trails Drive, City of Rancho Palos Verdes (Los Angeles County)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

**DESCRIPTION OF AMENDMENT REQUEST NO. A-5-RPV-93-005-A23:**

The amendment proposes the construction of a 15'-6" high clock tower to be located on the patio deck of the existing Club House building. No exterior lighting is proposed as a part of the project. The height of the clock tower is within the allowable sixteen foot height limit for accessory structures described in the City's LCP. The clock tower where sited will not have any significant impacts on public viewsheds in the area, and will not affect public access through the property.

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten

working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed addition of a new 15'-6" tall clock tower to the existing Club House and golf course is within the permitted height limits for accessory structures as described in the City of Rancho Palos Verdes certified LCP. The clock tower will not impact the public view sheds that exist across the property, and the clock tower, as sited next to the existing Club house building will not block or hinder public access to the public trails available on site. A future development condition was imposed on the underlying permit thereby requiring an amendment to the permit from the Commission for the proposed project modification.

Therefore, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact **Gabriel Buhr** at the Commission Area office in Long Beach (562) 590-5071.